

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL A-7  
WATERFRONT URBAN RENEWAL PROJECT MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Boston Waterfront Hotel Associates have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel A-7 in the Waterfront Urban Renewal Area:

5. THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Waterfront Hotel Associates be and hereby are tentatively designated as redeveloper of Disposition Parcel A-7 in the Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Definitive plans and specifications.
  - (iii) A preliminary design proposal and a feasibility analysis for housing on adjacent Parcel A-6, and if possible a conditional financing commitment, plus full disclosure of all principals and participants in the housing venture.



(d) Submission within 150 days in a form satisfactory to the Authority of evidence of firm financial commitments from banks or other lending institutions.

(e) Height and massing controls finally determined by the Authority after the completion of the re-study in accordance with the Stipulation and Agreement between the Authority and a Waterfront Community representative group.

2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Director is hereby authorized to execute in behalf of the Authority a conditional release agreement with the Trustees of Harbor Towers Trust III with respect to Parcel A-7 in the Waterfront Urban Renewal Area, such agreement to be in such form and to contain such terms as the Director shall deem appropriate and in the best interests of the Authority.
4. That the Director is hereby authorized to execute in behalf of the Authority a Land Disposition Agreement between the Authority and Boston Waterfront Hotel Associates with respect to Parcel A-7 in the Waterfront Urban Renewal Area upon condition of the submission in a form satisfactory to the Authority within 90 days of the date hereof of items 1(c)(i), (ii), (iii) hereof and of the submission within 150 days from the date hereof of item 1(d); such Agreement to be in such form and to contain such terms as the Director shall deem appropriate and in the best interests of the Authority.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



## MEMORANDUM

SEPTEMBER 20, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WATERFRONT URBAN RENEWAL PROJECT MASS. R-77  
PARCEL A-7  
TENTATIVE DESIGNATION OF REDEVELOPER  
BOSTON WATERFRONT HOTEL ASSOCIATES

The Authority has received a proposal from Boston Waterfront Hotel Associates (BWHA) for development of an approximately 325-room, seven-story hotel with 50 on-site parking spaces, at a cost of \$11M on Parcel A-7 in the Waterfront Urban Renewal Area. Parcel A-7 is located on Long Wharf.

BWHA's principals include Stanley R. Barnes, William P. Beatson, Jr., Joel B. Wilder and Albert C. Manley, William Tabler Associates of New York is the Architect.

The Redeveloper has entered into an agreement with Radisson Hotel Corporation of Minnesota to supervise and manage the hotel operation; has provided first stage schematic drawings; and has provided evidence of the availability of equity funds and future commitments for mortgage financing, all as previously required.

At this time, it is appropriate to tentatively designate BWHA as redeveloper of A-7 in the Waterfront Urban Renewal Area. This tentative designation shall be conditional on the redeveloper's submission to the Authority within 90 days from the date hereof evidence of the availability of equity funds; definitive plans and specifications; a preliminary design proposal and feasibility analysis for housing on adjacent Parcel A-6; submission within 150 days of firm financial commitments from banks or other lending institutions; and subject to the height and massing controls finally determined by the Authority after the completion of the restudy for Parcels A-6 and A-7 in accordance with the terms of the court-approved Waterfront Stipulation and Agreement.

A further issue is that on May 15, 1970, the Authority entered into a Land Disposition Agreement with the Trustees of Harbor Towers Trust III (the Trustees) for development of Parcel A-7. The Trustees have agreed that simultaneously with the tentative designation of BWHA, the Trustees will execute with the Authority a conditional mutual release from all obligations under said Agreement. The conditions to be satisfied before the releases are to become effective will be that BWHA actually enters into a Land Disposition Agreement with the Authority. An appropriate Resolution follows.

Attachment

